

LEASE: 1.5 AC OF BUILD-TO-SUIT COMMERCIAL LAND

EVORA ROAD AT WILLOW PASS COURT



John Sechser
Managing Director
East Bay Retail Services
925-296-3368
john.sechser@tricommercial.com
LIC: #00829597

CONTRA COSTA COUNTY, CONCORD BORDER



FOR LEASE, EVORA ROAD

**1.5 ACRES COMMERCIAL BUILD-TO-SUIT
IN A RARE COMMUTER CORRIDOR**

In Concord, CA, the commercial opportunity is just over the hill, **2 miles** from approximately **2,200 new** housing units and a proposed **15,000 more** housing units between both Bay Point/ West Pittsburg and the former Concord Naval Station.



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**1.5 ACRES COMMERCIAL BUILD-TO-SUIT
IN A RARE COMMUTER CORRIDOR**



Prominent visibility along
Highway 4, benefitting
123,000 vehicles per day

Zoned P-1 Planned Unit

Building Sizes could be built
for a total of $\pm 7,100$ SF

Contact John for Lease
Rates at 925-296-3368

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FOR LEASE

**GROUND FLOOR RETAIL PROPERTY
AVAILABLE NOW**



Suite	Size	About
Drive Thru 1	≤ 3,000 SF	Proposed
Build to Suit 2	≤ 2,300 SF	
Drive Thru 3	≤ 1,400 SF	Proposed



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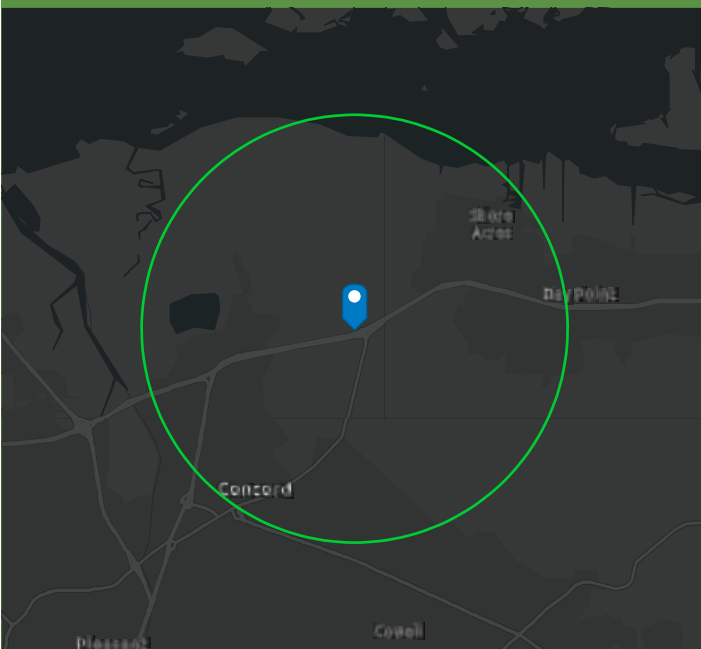
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FOR LEASE

**GROUND FLOOR RETAIL PROPERTY
AVAILABLE NOW**

DEMOGRAPHIC PROFILE

Ring of 3 miles



This infographic contains data provided by Esri.
The vintage of the data is 2021, 2026.
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EDUCATION



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad /Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

9.7%

Unemployment Rate

KEY FACTS

56,427

Population

37.0

Median Age

18,522

Households

\$71,013

Median Disposable Income

INCOME



\$88,353

Median Household Income



\$38,030

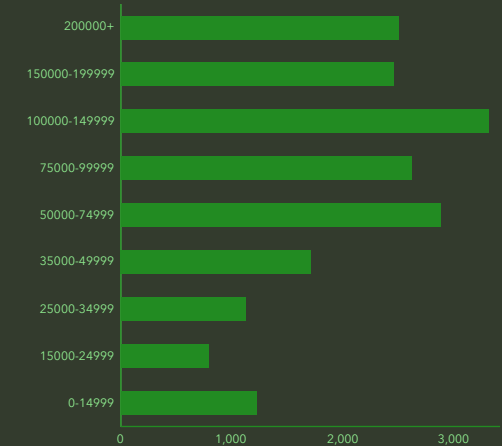
Per Capita Income



\$218,304

Median Net Worth

HOUSEHOLD INCOME (\$)



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